

20 acres/8.1 hectares

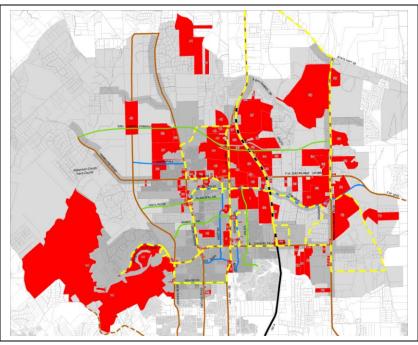
US 183 frontage

Utilities

Greenfield

Zoning - Light Industrial, Heavy Industrial and Planned Unit Development

Mr. Gunter Osbahr Osbahr Park 8816 Balcones Club Austin, TX 78750 (512) 415-6683 phone gosbahr@austin.rr.com



Property									
Total Acreage: 20 acres/8.1 hectares Map: MAPSCO A					2006 Stre	et Guide, pgs	s. 312, Se	ec. J, K	
Location									
City: Leander		Co	ounty: William	son					
		he 2,3	300 acre/931 h	ectare,			er Transi	it Oriented Development (TOD)	
Within City Limits: Yes					Distance from City Limits: Not Applicable				
Distance to US Highways: immediate frontage east Distance to Interstate Highways: 12 miles/19.3 kilometers					Type of Zoning: Light Industrial, Heavy Industrial and Planned Unit Development (PUD)				
General Site Informat	ion								
Previous Use of Site: Farm Land General Condition: Excel					llent Dimensions: 718 x 1,584 feet/219 x 483 meters				
Soil Composition (based u Soil Survey of Williamson Eckrant-Doss: moderately calcareous, clayey, cobbly fractured limestone or lime slopes	County, Issued deep, shallow , and stony soil	Janua and ve s form	ary of 1983): ery shallow, ned in indurate	Denton ed	Shrin	sion for unco		derate to high with a high risk of el and a low risk of corrosion for	
Adjoining Acreage Available: Yes Ca			Can Site Be	Can Site Be Divided:		Lot Size:		e: Negotiable	
Improvements Road Distance to Rail: ad	acent				of Railro		acific, So	outhern Pacific, Capital Metro	
Proximity to Port(s): Three (3) hours to Port of Houston				Other Improvements: Oak Grove Road exists as an east-west corridor through the property.					
Fenced: Yes					Landscaped: No				
Located within an Industrial Park: No					Type of Business: Office/Warehouse and Light Industrial				
Deed Restriction(s): No				Covenants: No					
Utilities									
City of Leander Services: Department of Engineering, (512) 528-2700	Water - Size of Nearest Line: 8 & 12 and 30.5 cm southwest and east of US 18 Pressure: 60 psi/414 kilopascal					Sewer - Size of Nearest Line: 21 inch/53.3 cm @ 1,000 feet/305 meters south of the site			
Electric Service: Pedernal Electric Cooperative (PEC)	Phone:	Phone: (830) 868-6041			Facs: (512) 268-0328		3	Email: <u>Trista.fugate@peci.com</u>	
Natural Gas Service: ATMOS Energy, (512) 310-3810 Size of Neal Line: 6 incl cm Poly II					Pressure: Intermediate Pressure located 2.2 miles/3.5 km				
AT&T and/or SuddenLink (979) 595-2424			870-4430 and/or		Facs: (512) 870-4475 and/or (979) 595-2445		5 and/or	Email: mm2741@att.com and/or Joe.Bethany@suddenlink.con	
Solid Waste Disposal: Clawson Disposal, Inc. Phone: (512) 259-1709					Facs: (512) 746-5807 Email: clawsondisp@earthlink.net				
Sales Information									
Contact: Mr. Gunter Osbahr	Phone: (512) 415-6683		ncs: Not pplicable Email:		gosbahr@austin.rr.com We			Web Site: Not Applicable	
Sales Price: Negotiable		Le	ase Price: No	t Appli	cable				
Comments: Great location	for business p	ark de	evelopment wi	ith acce	ss to US	183.			